

Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk
201 Prospect St.
CARLISLE, MASS. 01741

Office of

PLANNING BOARD

MINUTES - APRIL 28, 1975

MEMBERS PRESENT: Bridges, Hannaford, Kulmala, Pugmire, Santomenna & Sauer
Associate - Mrs. Badger

A letter was received from Mrs. Jean Donnelly of Sherburne, Powers & Needham requesting a place on the May 12 Agenda in connection with a proposed re-subdivision of land in Carlisle by Charles Dexter. The linens and necessary prints and documentation will be on file before the meeting.

The second May meeting will be held Tuesday, May 27th because of the Monday Holiday.

Kay Kulmala had received a letter from Mr. Benfield requesting that she become an associate member of the Conservation Commission and occasionally attend their meetings, particularly when there are matters of mutual interest to the Planning Board and Conservation Commission. Kay will ask to receive copies of their agenda to keep informed of the subject matter of their meetings.

Mr. Al Huntoon is interested in buying Lot 48 in the Little Woods Subdivision - Carleton-Tophet Roads. His lawyer felt there were still two encumbrances on the property. Mr. Santomenna will give Mr. Huntoon a letter stating that the restrictive agreement of 1969 has been removed and it will be up to Mr. Huntoon to get the signatures of three other Planning Board members so that the restriction may be removed at the Registry of Deeds in Lowell - this is not a question of releasing a lot.

The Minutes of the Hearings of April 14 were approved as written.

Mr. Bridges will contact the Realty Division of the Post Office in Boston to see if they have any time table on a new Post Office for Carlisle. The property on Church Street did not perc. Mr. Santomenna suggested that a move be taken now to find out their plans before another private individual makes application to the Town. If there is an immediate need for a new Post Office then we should start now considering a solution. Mr. Bridges will talk to Mrs. Penhune before he pursues the matter. Apparently Ed Martin, the local Postmaster, feels there is a real need for a loading dock which is perhaps the main problem at the current location.

Arnold Lapham presented a plan of a 4.81 parcel of land on Concord Road. Mr. Lapham's house is on a pork chop lot adjacent and this would also be a pork chop lot. His son wants to build on this 4.81 parcel - he must have at

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least 40 foot frontage on Concord Road as must Mr. Lapham. Mr. Lapham was asked to bring in another linen showing the outside perimeter of the land and the proposed boundary for the two lots (the 4.81 parcel had been a separate purchase about ten years ago) and also a plan of the adjacent Conant Land on which the Board of Appeals had denied a variance to make this a legal building lot some years back.

Mr. Bridges felt that the Finance Committee had been very fair with the Planning Board articles in their Report. Copies of Articles 13, 14, and 15 will be supplied to the Town Clerk as requested. Article 16 is already in Mrs. Cochran's hands. Article 13 requires a majority vote at Town Meeting and 14 and 15 require a two-thirds vote.

After much discussion, it was voted that the next to the last paragraph of Article 15 is to read:

"If in the judgment of the Building Inspector it shall be unreasonable to require strict adherence to the foregoing standards for a particular lot, the driveway for such lot shall be located as approved by the Building Inspector to take maximum advantage of the existing conditions."

Four hundred copies of Articles 13, 14, and 15, a letter of explanation and a map will be run off by the local printer, Mr. Sesto, for distribution at Town Meeting.

Mr. Pugmire moved that the Planning Board accept the amendment suggested at the last meeting for the Rules and Regulations regarding the Flood Hazard District. This will be Section 4F following 4E on Page 15 of the Rules & Regulations. It was unanimously voted to adopt the following:

"In addition to all other requirements hereunder, the Planning Board will review all proposed subdivisions, and all new construction in accepted subdivisions, within any FIA flood hazard areas, as designated on the FIA Flood Hazard maps as adopted by the town to determine that all such proposed subdivisions are consistent with the need to minimize flood damage by providing adequate drainage so as to reduce exposure to flood hazards within the subdivision and on adjacent land and by requiring that all utilities be located and constructed so as to minimize or eliminate flood damage."

Mr. Sauer brought the Board up to date on the Virginia Farme Road problem. A letter had been written to Bob Connelly in December after Mr. Connelly had requested the release of Lot #16 stating that we wished C.V.P. to do some checking regarding the easement. C.V.P. checked the easements and the slopes. Mr. Connelly recently submitted to Hal Sauer another plan and the easements had been slightly changed. Hal sent the plan to Mike Holland and a letter

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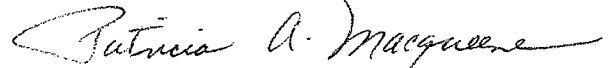
dated April 23, 1975 was received from him recommending additional work all around the easements - removal of debris, loaming, seeding etc. Hal will write another letter to Bob Connelly and advise him of C.V.P's recommendations and ask that the work be done.

The Board is invited to a tour of the new State Park on May 10. Mr. Sauer reported that it has been announced that there will be no motorized trails in the park. The State Park Advisory Committee has decided to invite Don Faron, the manager, to the first part of their meetings so that he can keep them abreast of what is being done and then the committee will go into executive session. Mr. Sauer feels that this committee should be a sub-committee of the Planning Board. Traffic control and circulation should be determined by the Town and if the State wants to close North Road the Committee should not give up on their desire to keep North Road open without receiving certain concessions from the State. Chief Hersey does not feel there are any problems with North Road at the present time.

Mr. Santomenna recommended that a letter be sent to the Board of Selectmen and the Moderator whereby we recommend the adoption of Warrant Article 14 - Flood Hazard Zone. It was agreed to write this letter.

The meeting was adjourned at 11:00 P.M.

Respectfully submitted,



Patricia A. Macqueene
Secretary